

MACOMB TOWNSHIP PLANNING COMMISSION
MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
HELD TUESDAY, JULY 20, 2004

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MICHIGAN 48042

PRESENT: EDWARD GALLAGHER, CHAIRMAN
MICHAEL D. KOEHS, SECRETARY

MEMBERS: DEAN AUSILIO
ROGER KRZEMINSKI
JOA PENZIEN
ARNOLD THOEL

ABSENT: KENNETH MEERSCHAERT, SR.

ALSO PRESENT: Colleen O'Connor, Township Attorney
Jerome R. Schmeiser, Community Planning Consultant
(Additional attendance on file with Clerk)

Call Meeting to Order.

Chairman GALLAGHER called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

1. Roll Call.

Clerk KOEHS called the Roll. Kenneth Meerschaert, Sr. absent.

2. Approval of Agenda Items. (*With any corrections*)

MOTION by AUSILIO seconded by PENZIEN to approve the amended agenda Including to table indefinitely as requested by the petitioner item number 20 Rezoning Request; Agricultural (AG) to Residential One Family Urban (R-1); Permanent Parcel No. 08-19-400-001.

MOTION carried.

3. Approval of the July 6, 2004 previous meeting minutes

MOTION by KRZEMINSKI seconded by THOEL to approve the July 6, 2004 previous meeting minutes.

MACOMB TOWNSHIP PLANNING COMMISSION
MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
HELD TUESDAY, JULY 20, 2004

MOTION carried.

4. Consent Agenda Items:
- a. Extension of Time; Tentative Preliminary Plat; Margherita Estates Subdivision; Ciro Vitale, Petitioner. Parcel Number 08-22-400-014 Section 22. *Plat expires August 13, 2004.*
 - b. Extension of Time; Tentative Preliminary Plat; Pinnacle Woods Subdivision; Located south of 23 Mile Road and 330 feet west of Township limits; Landtec of Macomb, L.L.C., Petitioner. Permanent Parcel No. 08-24-226-016, 08-24-226-015, 08-24-226-005 (pat of), 08-24-276-001 and 08-24-276-002.

MOTION by KRZEMINSKI seconded by AUSILIO to approve the consent agenda items 4a and 4b as submitted.

MOTION carried.

AGENDA ITEMS:

5. Final Preliminary Plat; Twin Rivers Subdivision Phase 1 (156 lots); Located on the east side of Romeo Plank Road approximately 1000 feet north of Hall Road; Vincent DiLorenzo, Petitioner. Part of Permanent Parcel No. 08-33-376-014 (*Tbld from the July 6, 2004 Meeting*)

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Vincent DiLorenzo

Mr. DiLorenzo held further discussion with the Members of the Board and Community Planning Consultant.

Public Portion: Thomas Dale, Township resident, addressed his concerns regarding flood plain issues.

MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to approve the Final Preliminary Plat; Twin Rivers Subdivision Phase 1 (156 lots), pursuant to the recommendation of the Planning Consultant adding the following paragraphs to the standard conditions of the Planning Consultants as follows: That the petitioner shall grant a permanent easement to the Road Commission of Macomb County and place that easement in escrow for a permanent access to Hall Road from this subdivision until such time as the road is built and accepted by the Road Commission of Macomb County; that the petitioner escrow the amount as determined through the Macomb Township

MACOMB TOWNSHIP PLANNING COMMISSION
MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
HELD TUESDAY, JULY 20, 2004

Engineer's estimate for the cost of the Road for the permanent access from phase 1 of Twin Rivers Subdivision to Hall Road; and that the petitioner begin the process for plat approval of Phase II including the permanent access road to Hall Road within ninety (90) days from the date of Township Board approval. Further, if the process has not begun within ninety (90) days from Township Board approval, the Township Board of Trustees may, on their own initiative, cash in the escrow or the bond provided by the petitioner for the construction of the permanent access road from Twin Rivers Subdivision Phase 1 to Hall Road. The Planning Consultants recommendations are as follows:

- 1. The petitioner submit evidence to the satisfaction of the Township Engineer that required approvals have been secured from the following agencies in compliance with Sections 17-87 to 17-90 of Chapter 17 of Macomb Township Code of Ordinances, Land Division Regulation.**
 - a. Macomb County Road Commission**
 - b. Office of Public Works Commission of Macomb County**
 - c. Macomb County Health Department**
 - d. Macomb County Planning Commission**
 - e. Michigan Department of Environmental Quality**
 - f. All public utility companies affected.**
 - g. That a by-pass lane(s) be developed on the abutting major road(s) subject to the approval of the Macomb County Road Commission and the Township Engineer.**
- 2. The Township Engineer approves all engineering plans for the computed plat.**
- 3. That the detention area meet the requirements of the Township Engineers and any Special Assessment District (SAD) be approved by the Township Board.**
- 4. Further, that the Township Engineer be satisfied that those conditions imposed as part of the tentative plat approval have been incorporated into the Final Preliminary Plat.**
- 5. That all lots within the Final Preliminary Plat meet the requirements of the Township Zoning Ordinance.**
- 6. Flood Plain Map Amendments and/or Requirements. Please be advised that it is the responsibility of the applicant to seek and obtain any map revisions or amendments to the flood plain map as prepared by FEMA, through the Michigan Department of Environmental Quality (MDEQ). Further, MDEQ must review and approve any amendments or map revisions that reflect the lower amendment on the flood plain map prior to the issuance of any building permits.**

MACOMB TOWNSHIP PLANNING COMMISSION
MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
HELD TUESDAY, JULY 20, 2004

7. That all public street drain crossings within the boundaries of the Final Preliminary Plat shall be provided with public sidewalks on both sides of the street and installed in accordance with 17-145 (10) of the Macomb Township Code.
8. That the petitioner comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage, figures, and recorded easements in connection with this plan are true and accurate as they provide the basis for this recommendation.
9. That the “landscape easement”; that area labeled on the plat as, “The entire common area is subject to a private easement dedicated to the ownership association for landscaping” has been completed in accordance with the approved landscaping plan, inspections completed to the satisfaction of the Township and the bond posted for the development of this easement released. If the bond has not been released the owner of the subdivision is placed on notice that no building permits may be issued until the landscape easement has been developed in accordance with the approved landscaping plan and the bond released by the Township Board.
10. That the final preliminary approval expires two years from the date of Township Board approval. It is not the responsibility of Macomb Township to notify the petitioner prior to the expiration date of this approval. Please make note of the above date. Application for extension must be received by this office prior to the expiration date.
11. All street names be cleared by the Township Supervisor for purposes of continuity prior to preparation of the final plat. That the petitioner submits 2 copies of the plat to the Supervisors office for addressing. Addresses will be assigned after final preliminary plat approval by the Township Board.
12. That the temporary street name posts be installed upon completion of the paving. The posts as indicted by the Fire Department are to be 4” x 4” black posts with two inch white letter so that the street can be easily identified during the construction of the plat.
13. That the Restrictive Covenants that will be recorded as part of this plat, have been approved by the Township Attorney. The ‘Restrictive Covenants’ must be approved by the Township Attorney before an application will be received for Final Plat.
14. That the Articles of Incorporation for the Homeowners’ Association for the subdivision have been approved by the Township Attorney. The ‘Articles of

MACOMB TOWNSHIP PLANNING COMMISSION
MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
HELD TUESDAY, JULY 20, 2004

Incorporation' must be approved by the Township Attorney before an application will be received for Final Plat.

- 15. That a second means of permanent access must be provided to Hall Road as follows:**

**-dedicate a permanent easement to Road Commission of Macomb County
-said easement to be escrowed to Road Commission of Macomb County
-deposit an amount established by Spalding DeDecker and Associates in escrow for improvement costs within said easement**

- 16. The petitioner has 90 days from Township Board approval to present plans for Phase II and access to Hall Road. If the plans are not presented the Township may redeem the bond to construct the access road.**

MOTION carried.

6. Site Plan; Fountains of Macomb; Located on the Northeast corner of 21 Mile Road and Hayes Road (excluding the immediate corner); Rogvoy Architects, Petitioner. Permanent Parcel No. 08-30-354-022 (*Tbld from the July 6, 2004 Meeting*)

Jerome R. Schmeiser, Community Planning Consultant, reviewed that the petitioner has submitted revised plans to address the issues from the July 6, 2004 Planning Meeting. And that the plans are currently being reviewed by the Township Department Heads.

Petitioner Present: Nick and Joe Tartaglia

The petitioners held further discussion with the Members of the Board and Planning Consultant. After several discussions, the Board suggested tabling the item.

MOTION by THOEL seconded by KRZEMINSKI to table the Site Plan for the Fountains of Macomb; to the Planning Commission Meeting of August 2, 2004 Permanent Parcel No. 08-30-354-022

MOTION carried.

7. Ground Sign; Fountains of Macomb; Located on the Northeast corner of 21 Mile Road and Hayes Road (excluding the immediate corner); Rogvoy Architects, Petitioner. Permanent Parcel No. 08-30-354-022 (*Tbld from the July 6, 2004 Meeting*)

The Members of the Board suggested tabling the item to the next Planning Commission Meeting. The petitioners agreed to table the item as suggested by the Board.

MACOMB TOWNSHIP PLANNING COMMISSION
MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
HELD TUESDAY, JULY 20, 2004

MOTION by KRZEMINSKI seconded by THOEL to table Ground Sign; Fountains of Macomb; to the Planning Commission Meeting of August 2, 2004. Permanent Parcel No. 08-30-354-022

MOTION carried.

8. Rezoning Request; Agricultural (AG) to Residential One Family Urban (R-1); Located on the South side of 26 Mile Road approximately 765 feet east of Luchtman Road; Northern Macomb Development, Petitioner. Permanent Parcel No. 08-04-100-009

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: David Meckl

Public Portion: Bill Thompson of Lehner Associates addressed his concerns regarding agenda items 8, 9, 10 and 11 as to procedure changes.

MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to approve the petitioners request to rezone the property from Agricultural (AG) to Residential One Family Urban (R-1), pursuant to the Planning Consultants recommendation specifically noting that the proposed rezoning is consistent with the goals of the Master Plan and the proposed rezoning is consistent with the development of the surrounding properties. Permanent Parcel No. 08-04-100-009. The Planning Consultants recommendations are as follows:

1. The proposed rezoning is consistent with the goals of the Master Plan.
2. The proposed rezoning is consistent with the development of the surrounding properties.

MOTION carried.

9. Rezoning Request; Agricultural (AG) to Residential One Family Urban (R-1); Located on the East side of Luchtman Road approximately 640 feet south of 26 Mile Road; Northern Macomb Development, Petitioner. Permanent Parcel No. 08-04-100-018

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: David Meckl

MACOMB TOWNSHIP PLANNING COMMISSION
MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
HELD TUESDAY, JULY 20, 2004

Public Portion: None

MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to approve the petitioners request to rezone the property from Agricultural (AG) to Residential One Family Urban (R-1), pursuant to the Planning Consultants recommendations further noting that the proposed rezoning is consistent with the goals of the Master Plan and the proposed rezoning is consistent with the development of the surrounding properties. Permanent Parcel No. 08-04-100-018. This motion is based on the Planning Consultants recommendations as follows:

- 1. The proposed rezoning is consistent with the goals of the Master Plan.**
- 2. The proposed rezoning is consistent with the development of the surrounding properties.**

MOTION carried.

10. Land Division Variance; Pine Valley Subdivision; Located on the East side of Luchtman Road approximately ¼ mile South of 26 Mile Road; Northern Macomb Development, Petitioner. Permanent Parcel No. 08-04-100-018

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: David Meckl

Public Portion: None

MOTION by KOEHS seconded by THOEL to forward the recommendation to the Township Board of Trustees to approve the Land Division Variance; Pine Valley Subdivision. Permanent Parcel No. 08-04-100-018. This motion is pursuant to the Planning Consultants recommendations as follows:

It is recommended that the variance be approved in as much as the petitioner has provided stub streets to properties that are surrounded by the proposed Pine Valley Subdivision.

MOTION carried.

11. Tentative Preliminary Plat; Pine Valley Subdivision (49 lots); Located on the East side of Luchtman Road approximately ¼ mile south of 26 Mile Road; Northern Macomb Development, Petitioner. Permanent Parcel No. 08-04-100-018

MACOMB TOWNSHIP PLANNING COMMISSION
MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
HELD TUESDAY, JULY 20, 2004

Chairman GALLAGHER suggested that the petitioner table the item as the request is premature.

Petitioner Present: David Meckl

Public Portion: None

MOTION by KRZEMINSKI seconded by AUSILIO to table at the petitioners request to the Planning Commission Meeting of August 17, 2004 the Tentative Preliminary Plat; Pine Valley Subdivision (49 lots); Permanent Parcel No. 08-04-100-018.

MOTION carried.

12. Ground Sign; Country Club Village of the North Subdivision - Park A; Located on the Southeast corner of 26 Mile Road and St. Andrews Drive; Kevin Karwowicz, Petitioner. Permanent Parcel No. 08-05-126-016

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Kevin Karwowicz

Public Portion: Sean Connolly, Township resident, addressed his concerns regarding the bond amount for the sign.

MOTION by KRZEMINSKI seconded by THOEL to approve the Ground Sign; Country Club Village of the North Subdivision - Park A. Permanent Parcel No. 08-05-126-016. This motion is based on the Planning Consultants recommendations as follows:

1. That Section 10.0319 of the Zoning Ordinance be met.
2. That the ground sign be limited to a 47 square foot monument sign.
3. That a \$500.00 cash bond be posted assuring the construction of the sign as approved.

MOTION carried.

13. Ground Sign; Country Club Village of The North Subdivision - Lot 1; Located on the South side of Country Club Village Drive east of Romeo Plank Road; Kevin Karwowicz, Petitioner. Permanent Parcel No. 08-05-153-001

MACOMB TOWNSHIP PLANNING COMMISSION
MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
HELD TUESDAY, JULY 20, 2004

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Kevin Karwowicz

Public Portion: None

MOTION by AUSILIO seconded by PENZIEN to approve the Ground Sign; Country Club Village of the North Subdivision – Lot 1 permanent parcel no. 08-05-153-001, pursuant to an executed easement encroachment and based on the Planning Consultants recommendations as follows:

1. That Section 10.0319 of the Zoning Ordinance be met.
2. That the ground sign be limited to a 50 square foot monument sign.
3. That a \$500.00 cash bond be posted assuring the construction of the sign as approved.
4. That any easement encroachment must be approved by the Township Board

MOTION carried.

14. Ground Sign; Country Club Village of the North Subdivision - Lot 251; Located on the North side of Country Club Drive east of Romeo Plank Road; Kevin Karwowicz, Petitioner. Permanent Parcel No. 08-05-151-001

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Kevin Karwowicz

Public Portion: None

MOTION by KOEHS seconded by THOEL to approve the Ground Sign; Country Club Village of the North Subdivision – Lot 251 permanent parcel no. 08-05-151-001, pursuant to an executed easement encroachment and based on the Planning Consultants recommendations as follows:

1. That Section 10.0319 of the Zoning Ordinance be met.
2. That the ground sign be limited to a 50 square foot monument sign.

MACOMB TOWNSHIP PLANNING COMMISSION
MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
HELD TUESDAY, JULY 20, 2004

3. That a \$500.00 cash bond be posted assuring the construction of the sign as approved.

4. That a easement encroachment must be approve by the Township Board.

MOTION carried.

15. Temporary Construction Ground Sign; Beaumont North Macomb ACC/POB; Located on the Northeast corner of Hall Road and Tilch Road; Jason Bell, Petitioner. Permanent Parcel No. 08-31-400-047

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Jason Bell

Public Portion: None

MOTION by KRZEMINSKI seconded by AUSILIO to approve the Temporary Construction Ground Sign; Beaumont North Macomb ACC/POB for one year. Permanent Parcel No. 08-31-400-047. This motion is based on the Planning Consultants recommendations as follows:

1. That Section 10.0319 of the Zoning Ordinance be met.

2. That the surface area of one side of the sign be limited to 32 square feet.

3. That a \$500.00 cash bond be posted assuring the installation of the sign as approved.

MOTION carried.

16. Technical Change for Site Plan; M-59/Romeo Plank Commercial Condominium Development; Located on the Northeast corner of Hall Road and Romeo Plank Road (excluding the immediate corner); American Land, Inc., Petitioner. Permanent Parcel No. 08-33-353-002

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Tony Gallo

Public Portion: None

MACOMB TOWNSHIP PLANNING COMMISSION
MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
HELD TUESDAY, JULY 20, 2004

MOTION by AUSILIO seconded by PENZIEN to approve the Technical Change for Site Plan; M-59/Romeo Plank Commercial Condominium Development; Permanent Parcel No. 08-33-353-002. This motion is based on the Planning Consultants recommendations as follows:

- 1. The parking areas to be properly graded, drained and paved within one (1) year's time to the satisfaction of the Township Engineer. Posts to be installed in parking areas to protect exit doors, gas meters, etc.**
- 2. The petitioner to comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage figures, and recorded easements in connection with this site plan are true and accurate as they provide the basis for this recommendation. The approval is given with the understanding that any structures such as signs, walls, tanks, etc., planned for the site will not be located in any utility easement or properties set aside for drains, sewers or water facilities unless an easement agreement is signed with the governing authority controlling the easement or property.**
- 3. The front yard area and the areas between street line and sidewalks to be planted with grass and trees, and maintained. No stones or loose materials are permitted in the areas between the sidewalk and street; however a greenbelt with a three (3) foot cement strip along the curb or street line is permitted.**
- 4. The curb radii, curb cuts, including their location, deceleration lanes, by pass lanes and other geometrics and designs, are subject to approval by the County Road Commission, Michigan Department of Transportation, and the Township Engineer.**
- 5. Sidewalks to be provided to the satisfaction of the Township Engineer.**
- 6. Light fixtures or light standards must have deflectors or shields for positive cut-off of direct beams of light, or glare from bulbs or fixture lenses, shining or casting light onto adjacent properties.**
- 7. That the compactor or dumpster pad area be enclosed on three sides with a six (6) foot wall constructed on a continuous foundation and be secured with screened gates. The "hung" type wall, that is with panels hung or channeled pillars, shall not be allowed. All walls to be constructed with a masonry pointed cap, the angle of the pointed cap to be 45 degrees.**
- 8. An acceptable method of surety, such as a corporate surety bond or cash bond, in an amount of \$425,425.00 be posted, assuring the Township the property will be developed within two (2) years in accordance with the plan and elevations. If not developed within two (2) years from the date of site plan approval, the**

MACOMB TOWNSHIP PLANNING COMMISSION
MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
HELD TUESDAY, JULY 20, 2004

petitioner will have to appear before the Planning Commission for consideration of an extension of the two-year time period. (Bond posted June 9, 2003).

- 9. The petitioner/applicant may request the release of the site plan bond when the site has been completed in accordance with all conditions made part of this approval and contained herein. The request for release must be in writing and accompanied by 2 copies of the "As Built Plans". The "As Built Plan" will be compared with the stamped approved Site Plan Drawing to help determine the readiness for release of said bond.**
- 10. That handicap parking be provided per the requirements of the State and the ADA (American Disabilities Act).**
- 11. That all signs be designated on the site plan and meet the Township ordinances.**
- 12. That the petitioner meet with the Michigan Department of Environmental Quality (MDEQ) regarding floodplains and/or wetlands to determine any building limitations.**
- 13. MDEQ- That specific conditions and approvals regarding changes to the 100 year flood plain be done so with the understanding that the petitioner shall seek and obtain map revisions or amendments to reflect the lower amendment on the flood plain map as prepared by FEMA, prior to the issuance of any building permits.**
- 14. That any required walls or greenbelts be constructed/installed prior to the issuance of a Certificate of Occupancy. All walls to be constructed with a pointed cap, the angle of the point to be 45 degrees. All walls must be constructed on a continuous foundation. The "hung" type wall, that is with panels hung or channeled pillars, shall not be allowed.**
- 15. That the petitioner provide proper drainage (storm and sanitary) and a proper water supply in accordance with the standards of the Township Water and Sewer Department and the County Drain office.**
- 16. That the petitioner properly names any proposed streets or private drives that may be due on the site and coordinate said names with the Macomb Township Supervisor's Office.**
- 17. That any future splitting and/or division of any portion of the property or additions to the property, approved in this plan, be reconsidered by the Assessor and Planning Commission. That all splits be approved by the Tax Assessor.**

MACOMB TOWNSHIP PLANNING COMMISSION
MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
HELD TUESDAY, JULY 20, 2004

18. That the case of structures in commercial zones that roof mounted appliances and fixtures shall be effectively screened on all sides by the roof line so as not to be visible from off the site.
19. That in the case of commercial zones that outdoor storage and display of merchandise is prohibited. Minor day to day, in and out display may be permitted when kept behind all established yard setback lines.
20. That all requirements of the Zoning Ordinance be met.
21. That if the matter being considered is a technical change, then all conditions of the earlier approval, that may apply to other features of the plan not being considered for the current revision and whether or not they are noted on the plan herein presented, are to remain in full force and effect.
22. That the petitioner be aware that a Certificate of Zoning Compliance and a Certificate of Occupancy must be obtained prior to the occupation of the proposed building or premises.
23. That the site plan include a site illumination plan containing a detailed profile of each classification of lighting. The site illumination plan shall be approved by the Township Engineer.

MOTION carried.

17. Rezoning Request; Agricultural (AG) to Residential One Family Urban (R-1); Located on the Southwest corner of 26 Mile and Luchtman Roads; Sal DiMercurio and Frank Karam, Petitioners. Permanent Parcel No. 08-05-200-003 (part of)

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Bill Thompson of Lehner Associates

Public Portion: None

MOTION by AUSILIO seconded by PENZIEN to for the recommendation to the Township Board of Trustees to approve the petitioners request to rezone the property from Agricultural (AG) to Residential One Family Urban (R-1); Permanent Parcel No. 08-05-200-003 (part of), pursuant to the Planning Consultants recommendations as follows:

MACOMB TOWNSHIP PLANNING COMMISSION
MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
HELD TUESDAY, JULY 20, 2004

1. **The proposed rezoning is consistent with the goals of the Master Plan.**
2. **The proposed rezoning is consistent with the development of the surrounding properties.**

MOTION carried.

18. Rezoning Request; Agricultural (AG) to Commercial Shopping Center (C-3); Located on the Southwest corner of 26 Mile and Luchtman Roads; Sal DiMercurio and Frank Karam, Petitioners. Permanent Parcel No. 08-05-200-003 (part of)

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for denial.

Petitioner Present: Bill Thompson of Lehner Associates

Public Portion: Sean Connolly, Township resident and Simone Mauro, Township property owner, addressed their concerns regarding the Township Master Plan.

MOTION by AUSILIO seconded by PENZIEN to table indefinitely at the petitioners request the rezoning request from Agricultural (AG) to Commercial Shopping Center (C-3); Permanent Parcel No. 08-05-200-003 (part of).

MOTION carried.

19. Rezoning Request; Residential One Family Suburban (R-1-S) to Residential One Family Urban (R-1); Located on the South side of 24 Mile Road, one mile east of North Avenue. Carl Kollmorgen Trust, Petitioner. Permanent Parcel No. 08-13-200-017 & 018.

Jerome R. Schmeiser, Community Planning Consultant, reviewed the findings and recommendations for approval.

Petitioner Present: Richard Schoenher

Public Portion: Nick Perfili, Township resident, questioned the size of the standard homes and further discussed drain and wetland concerns.

MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to approve the petitioners request to rezone the property from Residential One Family Suburban (R-1-S) to Residential One Family Urban (R-1); Permanent Parcel No. 08-13-200-017 & 018. This motion is pursuant on the Planning Consultants recommendations as follows:

MACOMB TOWNSHIP PLANNING COMMISSION
MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
HELD TUESDAY, JULY 20, 2004

1. **The proposed rezoning is consistent with the goals of the Master Plan.**
2. **The proposed rezoning is consistent with the development of the surrounding properties.**

MOTION carried.

20. Rezoning Request; Agricultural (AG) to Residential One Family Urban (R-1); Located on the north side of 22 Mile Road approximately ½ mile East of Hayes Road. Excel Property Co. LLC, Petitioner. Permanent Parcel No. 08-19-400-001

This item was tabled indefinitely as requested in writing by the petitioner. Please refer to agenda number 2 for the motion.

OLD BUSINESS:

- 21 Review of the Golf Course at Wolverine Country Club Subdivision; Located on the North side of 25 Mile Road, between Romeo Plank Road and Luchtman Road. Wolverine-25 Mile LLC, Petitioner. Permanent Parcel No. 08-05-301-005

Jerome R. Schmeiser, Community Planning Consultant, reviewed the revised plans for the Golf Course at Wolverine Country Club Subdivision.

Petitioner Present: Simone Mauro

Public Portion: None

MOTION by KOEHS seconded by AUSILIO to approve the review of the revised plans for the Golf Course at Wolverine Country Club Subdivision as it meets the criteria for maintaining the banquet facility provided that golf hole number 14 is either modified or provided with fencing to protect the adjacent homes and roadway. Permanent Parcel No. 08-05-301-005. This motion is based on the Planning Consultants recommendations as follows:

It is recommended that the revised site plan for the Wolverine Golf Course be approved for the 18 holes as shown on the plan including the banquet facilities, pro shop, parking and existing cart building to remain. The site plan should be approved with the condition that a screen fence shall be erected along the proposed east/west drive parallel to hole #14. The screen material and height shall be based on standards from the American Golf Association.

MOTION carried.

MACOMB TOWNSHIP PLANNING COMMISSION
MINUTES OF A REGULAR MEETING AND PUBLIC HEARING
HELD TUESDAY, JULY 20, 2004

22. Motion to receive and file all correspondence in connection with this agenda.

MOTION by THOEL seconded by KOEHS to receive and file all correspondence in connection with this agenda.

MOTION carried.

PLANNING CONSULTANTS COMMENTS: None

PLANNING COMMISSION COMMENTS: None

ADJOURNMENT:

MOTION by KOEHS seconded by AUSILIO to adjourn the meeting at 9:40 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

Michael D. Koehs, CMC
Macomb Township Clerk
MDK/gmb